



**PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD**

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: ARB-20-16

Applicant: Amy Lauerhass

Owner Andrew Roth & Kristen Cookro

Address: 64 N. Cassady

ARB Request: The applicant is seeking architectural review and approval to allow 3 gabled dormers on the front of the house and 2 shed dormers on the rear of the house, to expand the 3rd floor.

A copy of this application will be available on our website 1 week prior to the meeting.

*****PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020

*(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.

Applicant



Amy Lauerhass
 614-371-3523
 amy@lauerhassarchitecture.com

Location

64 N CASSADY RD
 Bexley, OH 43209

ARB-20-16

Status: Active

Submitted: Mar 10, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

Adding 3 gabled dormers to the front of the house, and 2 shed dormers to the rear.

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

--

Agent Address

--

Agent Email

--

Agent Phone

--

Property Owner Name

--

Property Owner phone

--

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

--

A.2: Fee Worksheet

Estimated Valuation of Project

80000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information**Occupancy Type**

Residential

Zoning District

R-6

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info**Width (ft)**

--

Depth (ft)

--

Total Area (SF)

--

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

--

Proposed Addition (SF)

--

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

--

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)**Existing Footprint (SF)**

--

Proposed Addition (SF)

--

New Structure Type

--

Ridge Height

--

Proposed New Structure (SF)

--

Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

--

Total building lot coverage (SF)

--

Total building lot coverage (% of lot)

--

Is this replacing an existing garage and/or accessory structure?

--

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

--

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

--

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

--

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

--

Total overall lot coverage (% of lot)

--

C.1 Architectural Review Worksheet: Roofing**Roofing**

true

Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

To Match Existing

New Roof Style and Color

To Match Existing

C.1 Architectural Review Worksheet: Windows**Windows**

true

Structure

House or Principal Structure

Existing Window Type

Other

Other existing window type

Double Hung & Casement

Existing Window Materials

Other

Other existing window materials

Vinyl

New Window Manufacturer

To Match Existing

New Window Style/Mat./Color

Casement/Vinyl/White

C.1 Architectural Review Worksheet: Doors**Doors**

--

Structure

--

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish**Proposed Door Type**

--

--

Proposed Door Style

Proposed Door Color

--

--

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

--

Proposed New Door Trim

--

Existing Window Trim

Std. Lumber Profile

Proposed New Window Trim

Fiber Cement

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Other

Other Existing Finishes

Brick & Vinyl Siding

Existing Finishes Manufacturer, Style, Color

Dutch Lap Vinyl Siding; Beige

Proposed Finishes

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

To Match Existing

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

--

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

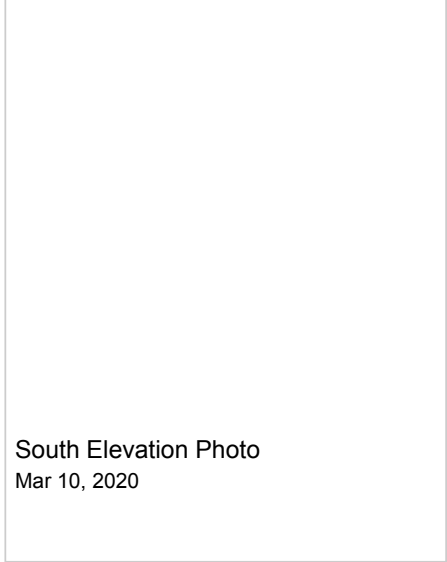
Attachments (7)



Photographs (required)
Mar 10, 2020



North Elevation Photo
Mar 10, 2020



South Elevation Photo
Mar 10, 2020



Rear Elevation Photo
Mar 10, 2020

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Mar 10, 2020

pdf **Site Plan**
Mar 10, 2020

pdf **Permission for Agent to represent owner.**
Mar 10, 2020

Timeline

Payment
Status: Paid March 10th 2020, 9:44 pm

Zoning Officer
Status: Completed April 2nd 2020, 2:10 pm
Assignee: Kathy Rose

Kathy Rose April 2nd 2020, 2:10:05 pm
April 9, 2020 ARB

Design Planning Consultant

4/6/2020

Status: In Progress

Assignee: Karen Bokor

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

Status: In Progress

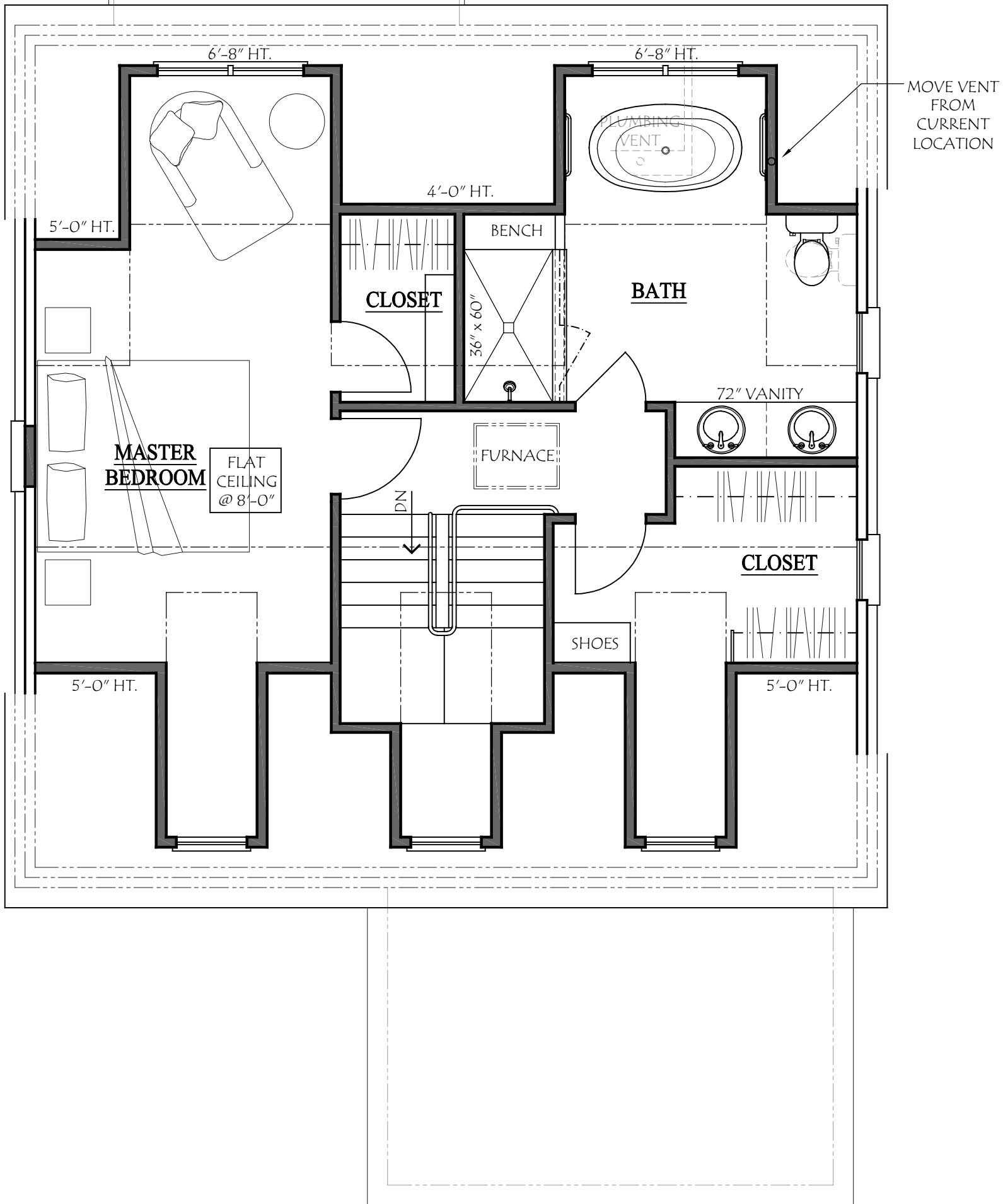
Tree Commission

Status: In Progress

Arborist

Status: In Progress

CLOSET COMPARISON	
ANDREW'S CURRENT CLOSET	= 5'-0" LF
KRISTIN'S CURRENT CLOSETS	= 9'-0" LF
ANDREW'S PROPOSED CLOSET	= 7'-3" LF
KRISTIN'S PROPOSED CLOSET	= 12'-6" LF



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Date: 10 Mar 2020
Project Number: 19-079
Drawing Title: Third Floor Framing
Project Name: The Roth Residence
Scale: 1/4" = 1'-0"
Sheet Number: A-4





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Date:
2 Dec 2019

Drawing Title:
Front Elevation

Scale:
3/16" = 1'-0"

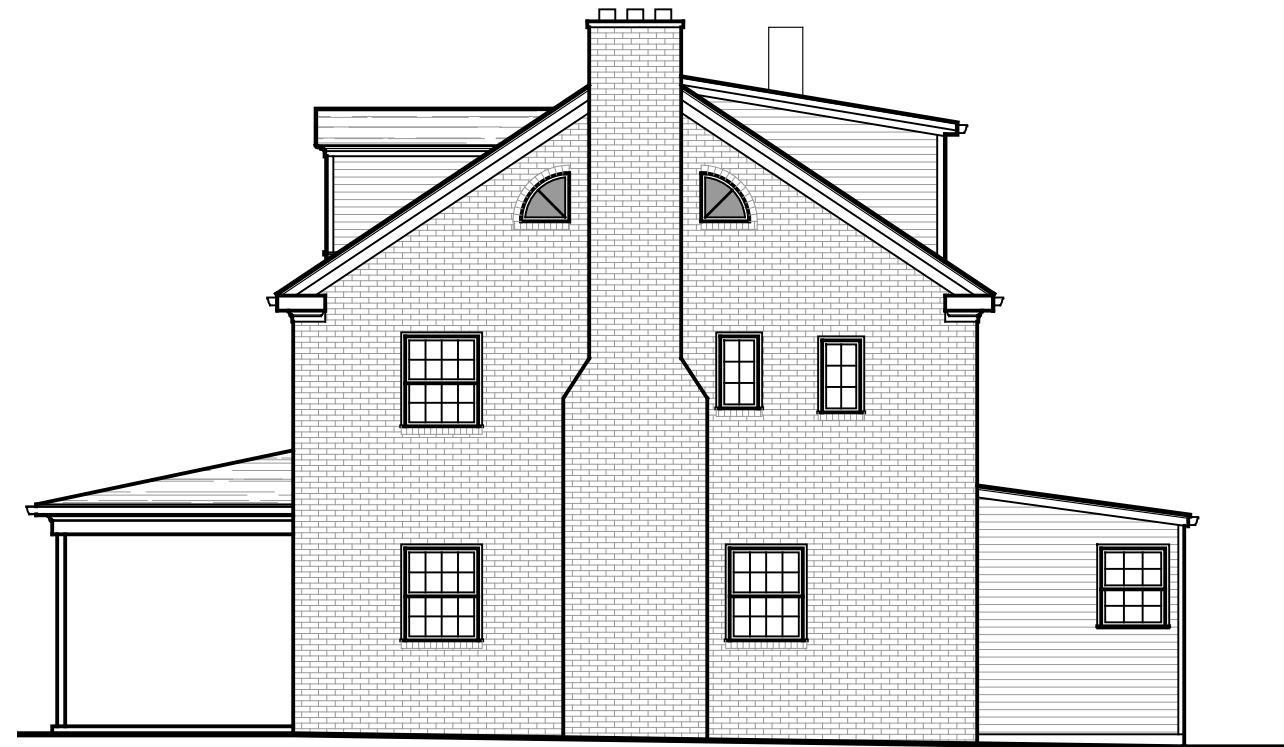
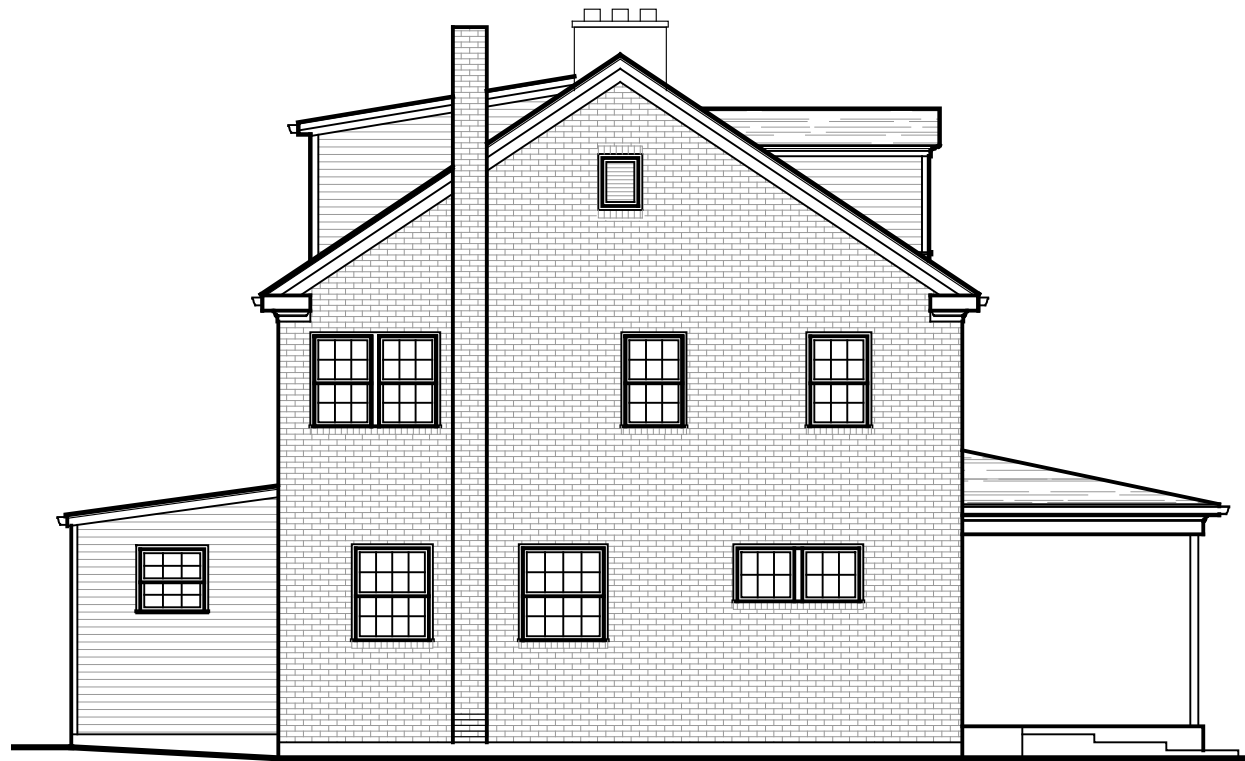
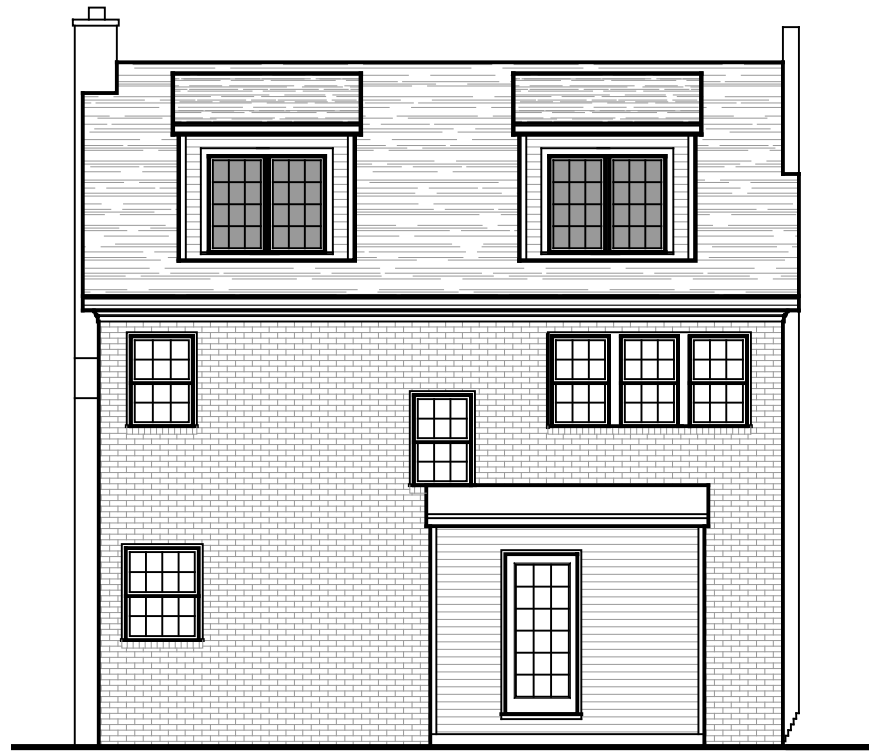
Project Number:
19-079

Project Name:
The Roth Residence

Sheet Number:
A-5



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

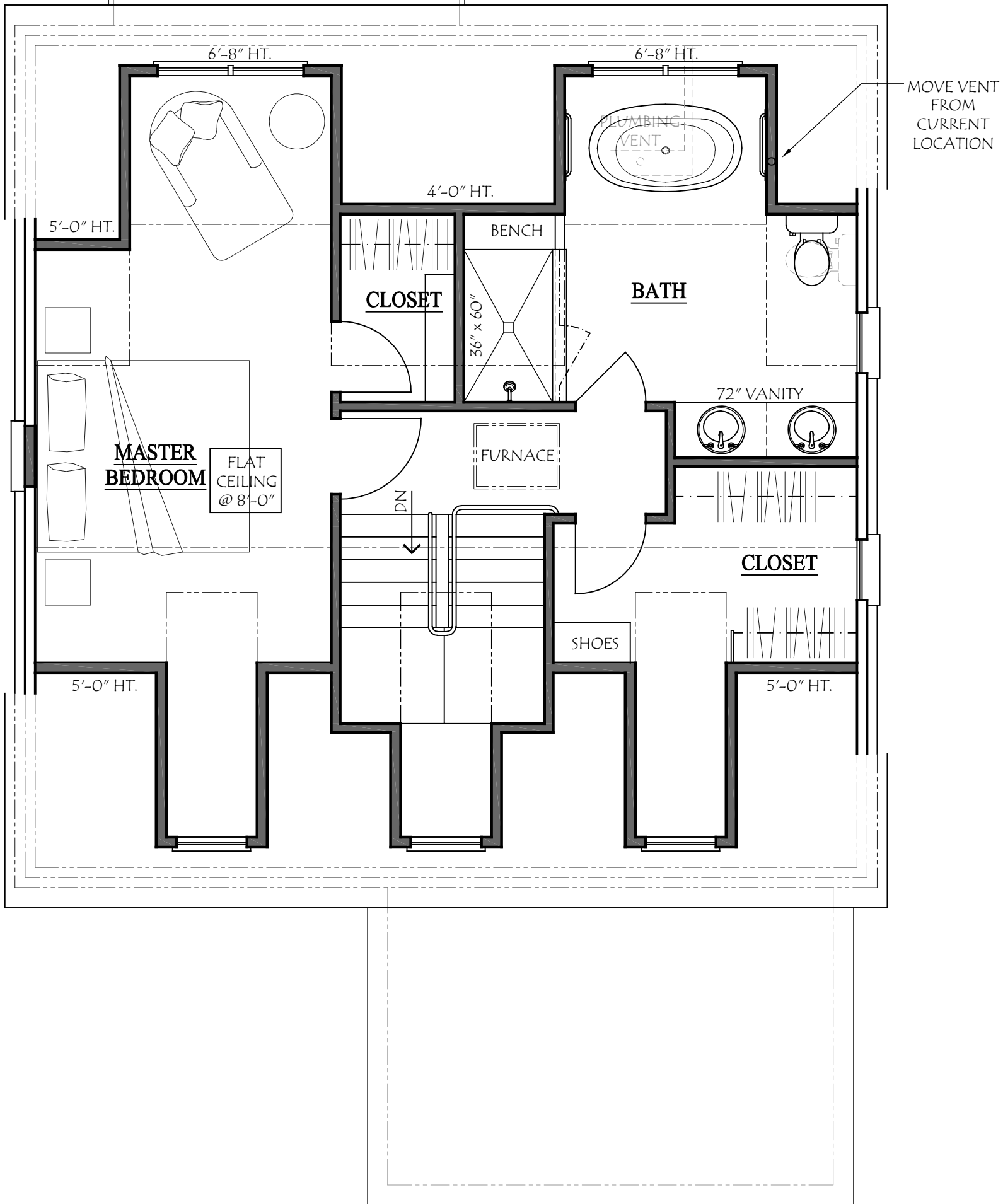


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<u>Date:</u> 2 Dec 2019	<u>Drawing Title:</u> Exterior Elevations	<u>Scale:</u> 1/8" = 1'-0"
<u>Project Number:</u> 19-079	<u>Project Name:</u> The Roth Residence	<u>Sheet Number:</u> A-6



CLOSET COMPARISON	
ANDREW'S CURRENT CLOSET	= 5'-0" LF
KRISTIN'S CURRENT CLOSETS	= 9'-0" LF
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KRISTIN'S PROPOSED CLOSET	= 12'-6" LF



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Date: 10 Mar 2020	Drawing Title: Third Floor Framing	Scale: 1/4" = 1'-0"
Project Number: 19-079	Project Name: The Roth Residence	Sheet Number: A-4





64

NORTHSTAR
REALTY



